File No. 260601564

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/17/06 13:42 2 pgs
Fees:13.00 Taxes:567.03

20060817-0101697

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gil Perel	American Mortgage Express Corporation	053-09B-19300CO
(NAME) 1032 Pawnee Trail	(NAME) 136 Gaither Drive	
(ADDRESS) Madison, TN 37115	(ADDRESS) Mt. Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Randall Phillips Homes, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gil Perel and wife, Crystal D. Perel, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 108 on the Plan of Cumberland Station at Wilson Camp, Section Five, as of record in Instrument 200601180006553, Register's Office for Davidson County, Tennessee, to Which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to RANDALL PHILLIPS HOMES LLC / PHILLIPS RANDALL HOMES LLC by deed from R & R BUILDERS & DEVELOPERS LLC / R&R BUILDERS & DEVELOPERS LLC of record in Deed Instrument 200410180124592 on 10/15/04 and filed for record on 10/18/2004, Register's Office for said County.

Subject to all matters as set forth per Plat 200601180006553 , Register's Office of said County.

Restrictive Covenants of record in Instrument 200110150112096 and Instrument 200602130017249, Register's Office of said County.

Easement of record in 200305120063102 and Instrument 200311140166975 and in Instrument 200505110053113 as shown in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1032 Pawnee Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of July, 2006.

Randall Phillips Homes, LLC

By: E. Randall Phillips

E. Randall Phillips II, Chief Manager

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared E. Randall Phillips II with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Chief Manager the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said E. Randall Phillips II, as such Chief Manager.

Witness my hand at office this 28th day of July, 2006.

Commission expires: April 12, 2008

Rebecca Campbell

Rebecca Campbell Notary Public

File Number: 260601564

RETURN TO:

Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

